

FOR LEASE: 27,500 +/- SQ. FT. INDUSTRIAL PROPERTY

REDUCED
PRICE!



8701 TONNELLE AVE

NORTH BERGEN, NJ 07047

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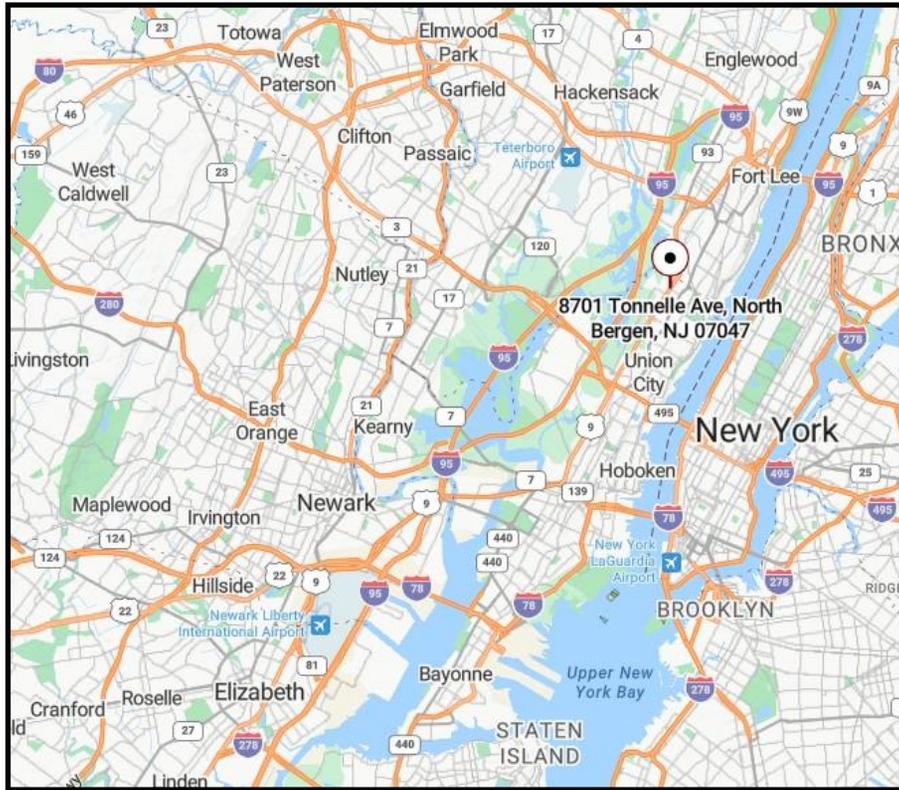
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8701 TONNELLE AVE // NORTH BERGEN, NJ 07606

Team Resources is pleased to present this 27,500 +/- sq. ft. prime industrial/flex property for lease. 8701 Tonnelle Avenue offers exceptional visibility and access along one of North Bergen's busiest commercial corridors. This highly functional industrial/flex property is ideally positioned for logistics, last-mile distribution, automotive fleet operations, light manufacturing or showroom/retail use. With a combination of high ceilings, ample loading, and excellent parking, the property presents a rare opportunity in one of the most sought-after industrial markets in Northern New Jersey. Zoned C-2.



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Property Description

Available:	27,500 ± sq. ft.
Building Size:	27,500 ± sq. ft.
Warehouse:	24,035 ± sq. ft.
Office:	3,465 ± sq. ft.
Showroom:	3,000 ± sq. ft.
Ceiling Height:	14' ceilings
Loading Doors:	2 tailboards / 1 drive-in door
Parking:	ample car parking
Sprinklers:	wet
Power:	2 services of 400 amp/208 volts
Lease Rates:	\$15.50 NNN psf for Warehouse/Office/Showroom \$18.00 NNN psf for Office Only
Tax/Opex:	\$2.32/\$0.43 Total: \$2.75 psf
Occupancy:	120 to 180 days

LOCATION ADVANTAGES

- **Frontage on Tonnelle Avenue (Route 1/9)** with daily traffic counts exceeding 40,000 vehicles.
- **Immediate access** to major regional arteries: Route 3, NJ Turnpike, Route 46, and Lincoln Tunnel.
- **Proximity to NYC** – only minutes to Manhattan, Port Newark/Elizabeth, and major distribution hubs.
- **Surrounded by national retailers and industrial users**, offering strong synergy and exposure.



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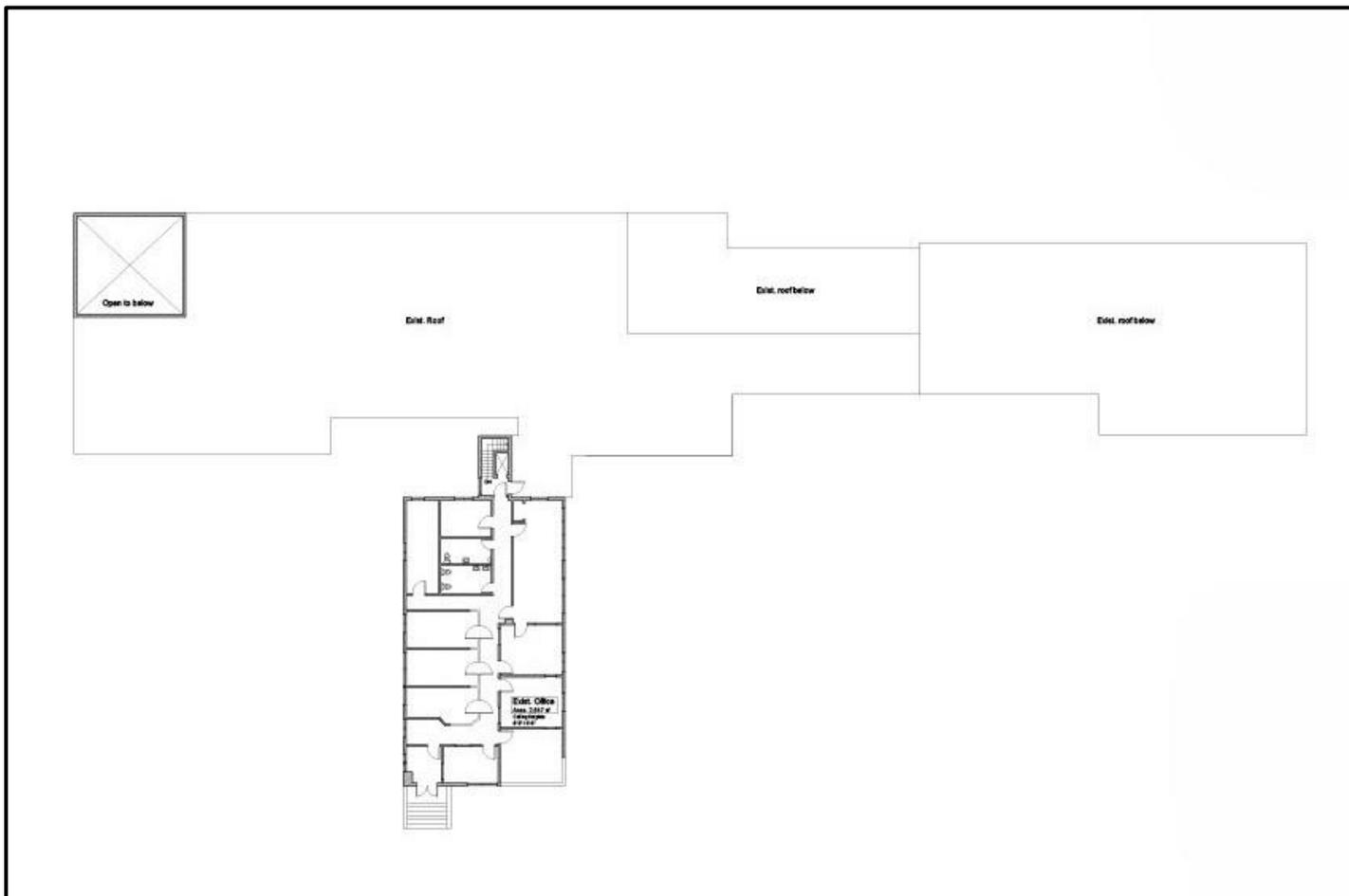
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PROPERTY PHOTOS

